

North Central News

The Newsletter of the North Central WV Home Builders Association



January 2026

Existing Home Sales Inch Higher in November

Existing home sales rose for the third consecutive month in November as lower mortgage rates continued to boost home sales, according to the National Association of Realtors. But the increase remained modest as mortgage rates still stayed above 6% while down from recent highs.



Total existing home sales, including single-family homes, townhomes, and condos, rose 0.5% last month to a seasonally adjusted annual rate of 4.13 million, the highest level since February. November sales were still 1% lower than a year ago.

First-time home buyers accounted for 30% of home sales in November, down from 32% in October but unchanged from a year ago. The share of all-cash sales last month was 27% of transactions, down from 29% in October but up from 25% a year ago. All-cash buyers are less affected

by changes in interest rates.

The median sales price of existing homes sold in November was \$409,200, up 1.2% from last year. This marks the 29th consecutive month of year-over-year increases. The median condominium/co-op price in

November was up 0.1% from a year ago at \$358,600.

Existing home sales in November were mixed across the four major U.S. regions. Sales rose in the Northeast (+4.1%) and South (+1.1%), fell in the Midwest (-2.0%), and remained unchanged in the West. On a year-over-year basis, home sales were unchanged in the Northeast and up in the South (2.8%), while down in the Midwest (-3.0%) and West (-1.3%).

The existing home inventory level was 1.43 million units in November, down 5.9% from October but up 7.5% from a year ago.



Senate Confirms Two Housing Leaders

NAHB congratulates Frank Cassidy and Joseph Gormley on their [recent Senate confirmation](#) to top government posts. Cassidy was confirmed as HUD Assistant Secretary for Housing and Federal Housing Commissioner, while Gormley will lead Ginnie Mae as its new president.

NAHB supported the nominations of the two housing finance leaders and looks forward to working with them to implement policies that will expand homeownership and rental opportunities for all Americans.

FHFA Announces Higher Loan Limits

The Federal Housing Finance Agency (FHFA) has announced that the baseline [conforming loan limit](#) for mortgages acquired by Fannie Mae and Freddie Mac in 2026 will rise to \$832,750, an increase of \$26,250 from 2025. Higher loan limits will be in effect in higher-cost areas as well. The new ceiling loan limit in high-cost markets will be \$1,249,125, which is 150% of \$832,750.

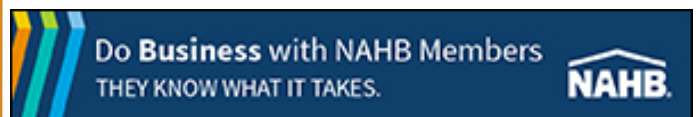
NCWVHBA Membership Report

Our renewing members are the backbone of our Association... It is for that reason we would like to thank the following members for renewing:

Melissa Marshall, **B&K Direct Floors**
 Oguz Sengul, **Burke & Herbert Bank**
 John Woods, **Crossroads Property Rescue**
 Franklin Day, **Daycon, Inc**
 Shayne Hinkle, **Hinkle Homes**
 Argyle Sheets, **Morgantown Power Equipment**
 Cobenn Bolden, **The Hot Tub Store**

WELCOME to our newest NCWVHBA Members:

Maggie Miker, **JMS Heating & A/C**
 Taylor Kordich, **MMC Land Management**
 Austin Packard, **Packard Landscape Co.**



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NAHB Members Recognized as 'Young Guns & Legends'

Pro Builder magazine recently released its Class of 2025 ["Young Guns & Legends"](#) list that honors up-and-coming leaders and a collection of legends who have made career contributions to the housing industry.

Pro Builder asked three of its past Forty Under 40 awardees and an industry legend to help select the Class of 2025. Meet the NAHB members who were recognized in the Pro Builder Class of 2025:

Myles Cardenas, Taylor Morrison

Jessica Corbett, J.Cor Architecture

Ugo DiBiase, DiBiase Companies



Crystal Lazar, Habitat for Humanity of East and Central Pasco County

Chase Marvil, Bay to Beach Builders

Craig Neal, Stancil Services

Erick Saks, Operation Lifeline

Chad Sanschagrin, Cannonball Moments

Nick Scroggs, Scroggs Construction Services

Gracy Weil, Graceland Research & Consulting

Alex Wolfe, Wolfe Homes

Explore the full list online at probuilder.com.

Morgantown Home Show

Coming Together for 2026

- Vendor lineup is filling fast
- **Schluter Systems** confirmed as the Welcome Area sponsor
- **SRS Building Products** confirmed as the Demonstration Stage Sponsor
- Additional sponsor partnerships available
- Demonstration opportunities **now** open to participating vendors
- Planning is underway — and the show is already taking shape



Judge Rules Termination of BRIC Program Unlawful

A federal judge has ruled that FEMA's termination of the Building Resilient Infrastructure and Communities (BRIC) program **was unlawful** and issued a permanent injunction restoring the program. BRIC provides federal grants to state and local governments for projects that reduce risks from natural disasters. NAHB has been pushing Congress to pass the Promoting Resilient Buildings Act, which would allow jurisdictions to qualify for BRIC funds if they have adopted one of the latest two code cycles. States may feel pressure to adopt the very latest codes to stay competitive for BRIC funding.

Leadership List

President
Chris Bailey

1st Vice-President
Kris Lilly

2nd Vice-President
Vacant

Associate Vice-President
Tom Board

Secretary
Terri Boone

Treasurer
Janelta Curtis

State Area Vice-President
Doug Burch

National Delegate
Doug Burch

www.ncwvhba.org

Find us on 

POC: Terri Boone (304) 599-0880
info@ncwvhba.org

Calendar of Events

1st QTR 2026 Community Service Project
Date/Location: TBD

5 Feb, Board of Directors Meeting
Location: NCWVHBA Conference Room

17-19 Feb, **NAHB International Builders Show**
Location: Orlando, FL

26 Feb, General Membership Event
Location: 1000 Mid Atlantic Dr, Morgantown
HOSTED BY: First Exchange Bank RSVP NOW

19 Mar, General Membership Event
Location: 2056 Winners Dr, Fairmont
HOSTED by: CN Metals

27-29 Mar, 48th Annual Morgantown Home Show
Location: Mylan Park

24-25 Apr, HBAWV Spring Meeting
Location: Cedar Lakes, Ripley, WV

1 May, Putts for Patients Golf Tournament
Location: Lakeview Golf Resort
[SIGN UP HERE](#)

9-13 Jun, NAHB Spring Leadership Meeting
Location: Washington DC

July (date TBD) NCWVHBA Member Family
Appreciation Event

SAVE THE DATE

23-24 Oct, HBAWV Annual Convention
Location: Chief Logan State Park

FINISH YOUR PROJECT.

NAHB members **save an average of \$2,648**
on building materials.

LEARN MORE



MEMBER EDUCATIONAL OPPORTUNITIES



Grab a cup of coffee and join us for a practical, builder-focused training on one of the most valuable benefits of HBA membership—the HBA Rebates Program.

This session is designed specifically for Builder and Remodeler members who want to better understand how rebates work, who qualifies, and how to start (or improve) participation with minimal time and paperwork. We'll walk through the basics, share tips for maximizing returns, and answer common questions so you can leave confident and ready to take advantage of this benefit.

- ✓ Learn how the HBA Rebates Program works
- ✓ Understand eligibility and participation basics
- ✓ Get simple, actionable guidance—no sales pitch

This is a free member benefit and a great opportunity to turn everyday building activity into real dollars back for your business.

☕ Coffee encouraged. Questions welcome.

Members Save Millions

Start saving at nahb.org/savings

NAHB.